



# 2515 Delray Road West Kelowna British Columbia

\$765,000

INVESTOR ALERT! Strong Family Home + Investor-Friendly, this spacious home is situated on a vast 60'x125', 0.17 acres, Landscaped Lot in a Prime Location. Featuring separate suites Up/Down, 2/2 Bedroom, 1/1 Baths, 1/1 Kitchens. Independent + isolated grade level entrance to basement suite, offering tremendous potential. Located just minutes away from the YMCA, Parks, Schools, Temple, Church and Transit. It combines convenience with a family-friendly environment. With its appealing size + attractive features, including a covered deck + fenced yard, this property provides a promising opportunity for rental income and future development. Laundry is served separately up + down. Detached Shed adds further versatility. This wide lot in a sought-after neighborhood makes it an enticing prospect for Savvy Investor. Don't miss out on the chance to own this Remarkable Property, Perfectly Poised for both Immediate Returns + Long-Term Growth. City OCP indicates Future Land use with Commercial C1 zoning is possible. (id:6769)

Utility room 5'6" x 6'  
Foyer 11'5" x 5'  
Living room 13'7" x 20'  
Bedroom 8'6" x 10'10"  
Primary Bedroom 10'5" x 15'4"  
Full bathroom 6'7" x 8'1"  
Kitchen 10'2" x 10'3"

Foyer 9'6" x 7'2"  
3pc Bathroom 8'4" x 7'2"  
Bedroom 10'9" x 11'9"  
Primary Bedroom 11'8" x 10'7"  
Living room 18'6" x 14'  
Dining room 11' x 10'  
Kitchen 12' x 11'

Listing Presented By:



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**Royal**

**LePage Kelowna**

#1-1890 Cooper Rd., Kelowna, BC., V1Y-8B7

Phone: 250-869-9119  
gregclarke@royallepage.ca

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